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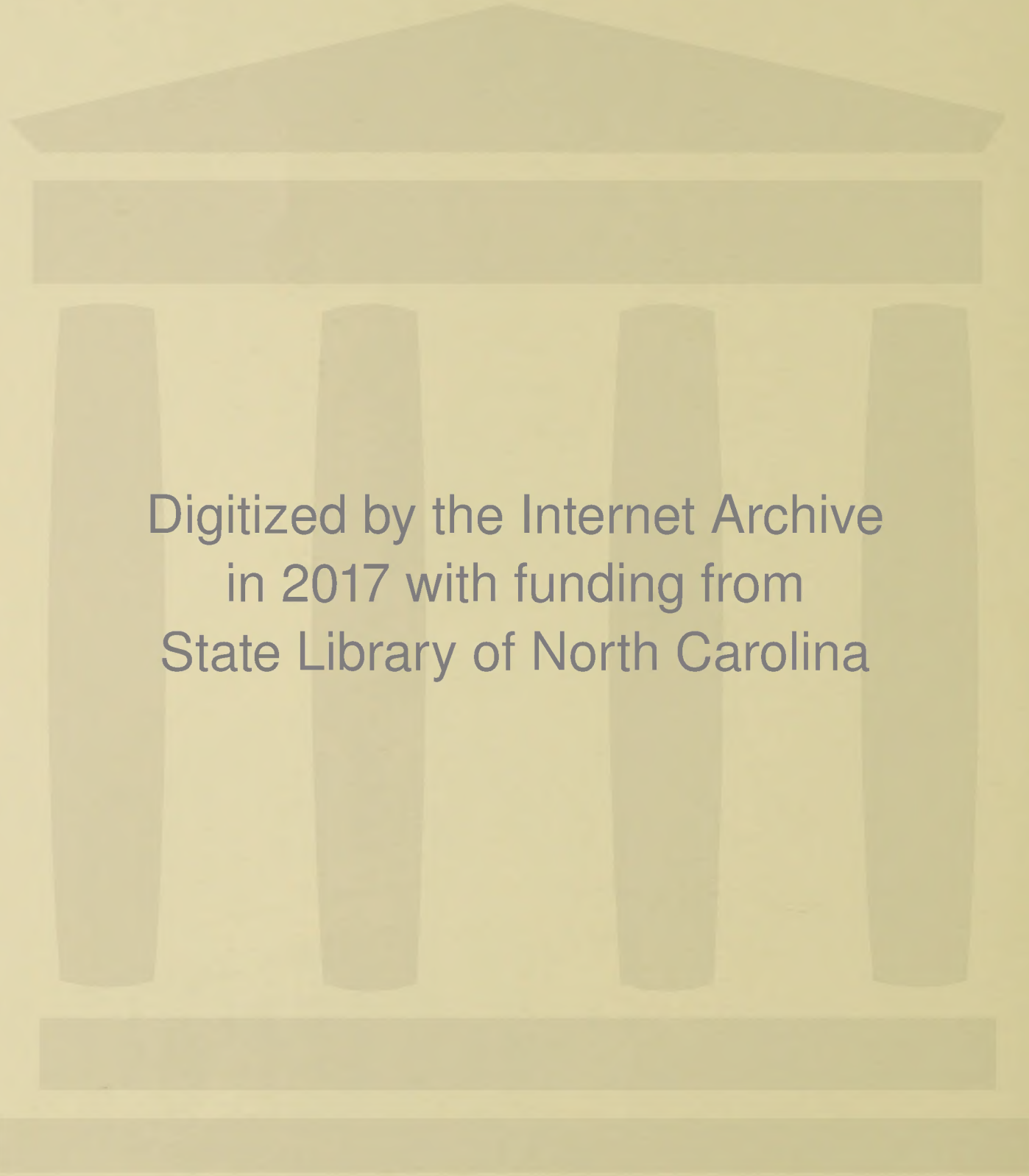
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Historic Preservation

AUG 15 1978



Maxton, N. C.



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HISTORIC PRESERVATION

PREPARED FOR ----- THE TOWN OF MAXTON, N. C.

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JUNE 1978

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OF NORTH CAROLINA.

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I. INTRODUCTION

"The character of the social and cultural conditions that make up our environment is determined by what is preserved -- in reality or memory from the past."

"History places an individual or a community in perspective; it relates man to his surroundings; it shows him the landmarks that can be his navigational aids; it gives him a sense of confidence, of belonging." (Dr. H. G. Jones in A Lonesome Place Against the Sky, Lee Wilder, editor.)

The recent Maxton area centennial celebration in 1974 was a vivid demonstration of the interest which can be generated in a community's heritage and of the value of that heritage. The nation's bicentennial celebration further developed local interest in the area's heritage. The Maxton Historical Society was established to continue the interest started by the Centennial and to further develop the historic resources of the community. This study has been prepared by the Maxton Planning Board in cooperation with the Maxton Historical Society to help preserve and develop the historic resources of the community.

Historic preservation is an evolving process. Early preservation efforts were usually related to individual buildings associated with an historic event or person. These early efforts resulted in museums in the buildings or museum houses recreating the appropriate historic period. Eventually, preservation efforts broadened to include architecturally significant buildings and buildings with significant interiors. In the 1920's and 1930's a few efforts began to preserve neighborhoods or districts, and local governments adopted historic district zoning

regulations to protect the character and flavor of the unique areas of Charleston, South Carolina, and New Orleans, Louisiana. Federal projects during the depression resulted in the Historic American Buildings Survey (HABS) which provided a permanent record of many significant buildings.

A major thrust for historic preservation began in 1949 when Congress chartered the National Trust for Historic Preservation. The National Trust is a non-governmental organization which acts as a clearing house for information to aid in historic preservation. The Trust also provides technical services and offers some grant programs for historic preservation.

The Federal government has also initiated several other programs related to historic preservation, providing direct financial assistance through grants for preservation, providing indirect incentives through tax benefits for preservation, and providing for protection of historic properties through registration. Federal and State funded activities now require reviews assuring that these activities will not have destructive effects on any registered historic properties.

Historic preservation more recently has evolved into a program of preservation of local heritage--conservation of locally significant individual structures and of the total setting or environment. It is important to preserve the total setting--important to the meaning of the

historically significant structure and important to the well being of those living in the community. Thus the objective of historic preservation has become interrelated with the objectives of neighborhood conservation. It is important to maintain historically significant buildings and neighborhoods as viable and economically sound parts of the total community. It would not be feasible to create and maintain museums in every building of historic interest. However, the character of these buildings should be maintained as important living parts of Maxton's heritage.

II. THE HISTORIC PRESERVATION PROGRAM

A program for historic preservation includes several different but related and dependent elements. First, it is necessary to establish the historic perspective or background of the area. Preservation is meaningless without knowing the background of particular sites and their meaning in Maxton's heritage. The historic perspective should include the history of the area's settlers, the pattern of settlement, the development of the local economy and factors which affected it, historic events occurring in the area, and histories of local individuals significant in local, state, and national history. This historic background is one necessary element in establishing the importance of historic sites and areas.

Second, a survey and inventory of the historic structures and sites is necessary to know what the resources of the area are. This study includes a preliminary inventory--taken primarily from the Maxton Area Centennial and the 1950 Historic Edition of the Robesonian. A more comprehensive inventory and evaluation should be a part of the continuing historic preservation program. The inventory information collected for this study, including photograph negatives, is on file in the Survey and Planning Branch of the N. C. Division of Archives and History.

A third element of the program is the analysis and evaluation of each site and area. What is the property's significance, what is

its structural condition, is it being used and will its present use assure its preservation, does existing zoning enhance the property's preservation, what should be done to assure preservation of the property?

The fourth element is the establishment of the overall framework for historic preservation. Without community-wide knowledge and agreement on why preservation is important to the community, the preservation effort has little chance of acceptance, support and long term survival. Thus it is important to clearly state the goals and objectives of the historic preservation program and to have a continuing education program. Education and publicity are essential to stimulate public interest in and concern for the maintenance and preservation of the community's heritage.

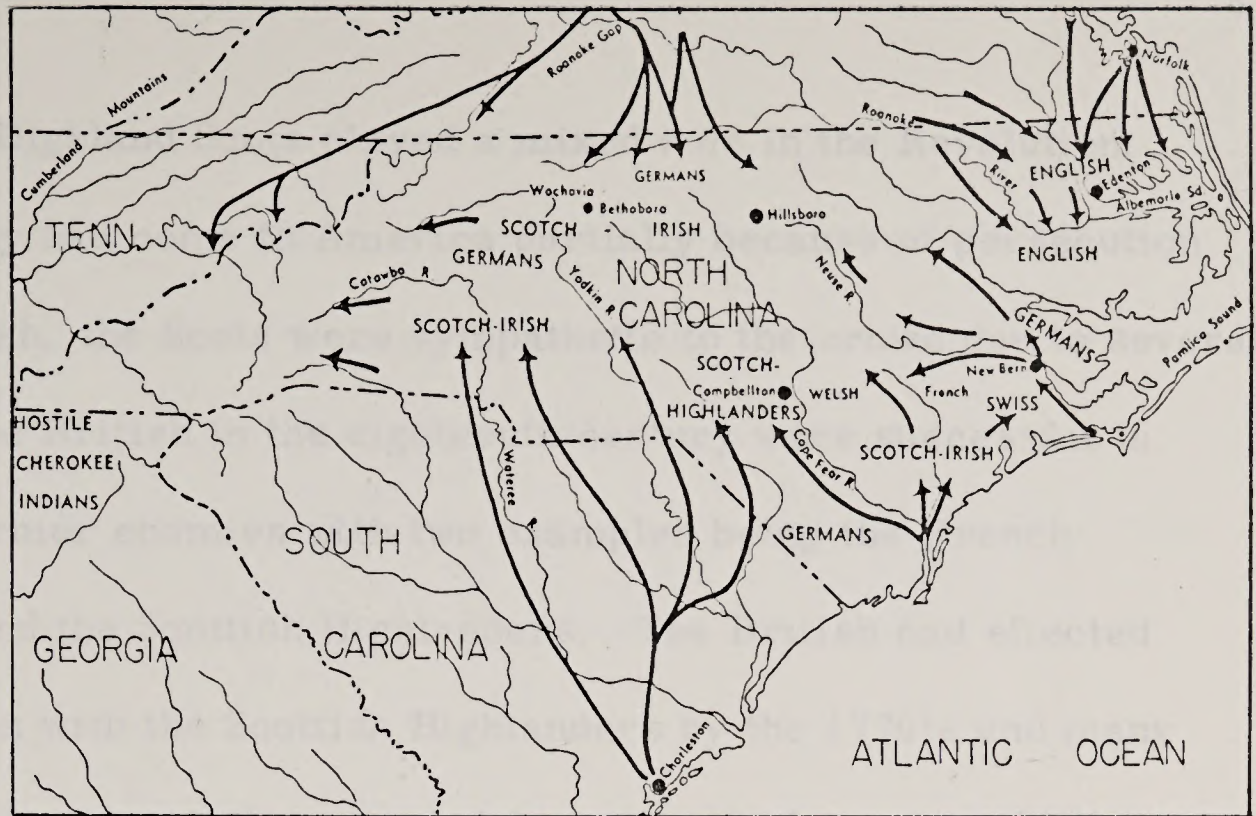
Tools and resources for program implementation are the fifth element of the preservation program. These tools and resources are both public and private, ranging from federal regulations and assistance to local ordinances and private individual activities. The tools and resources are discussed more fully in the recommendations and are listed in the Appendix.

III. HISTORICAL BACKGROUND

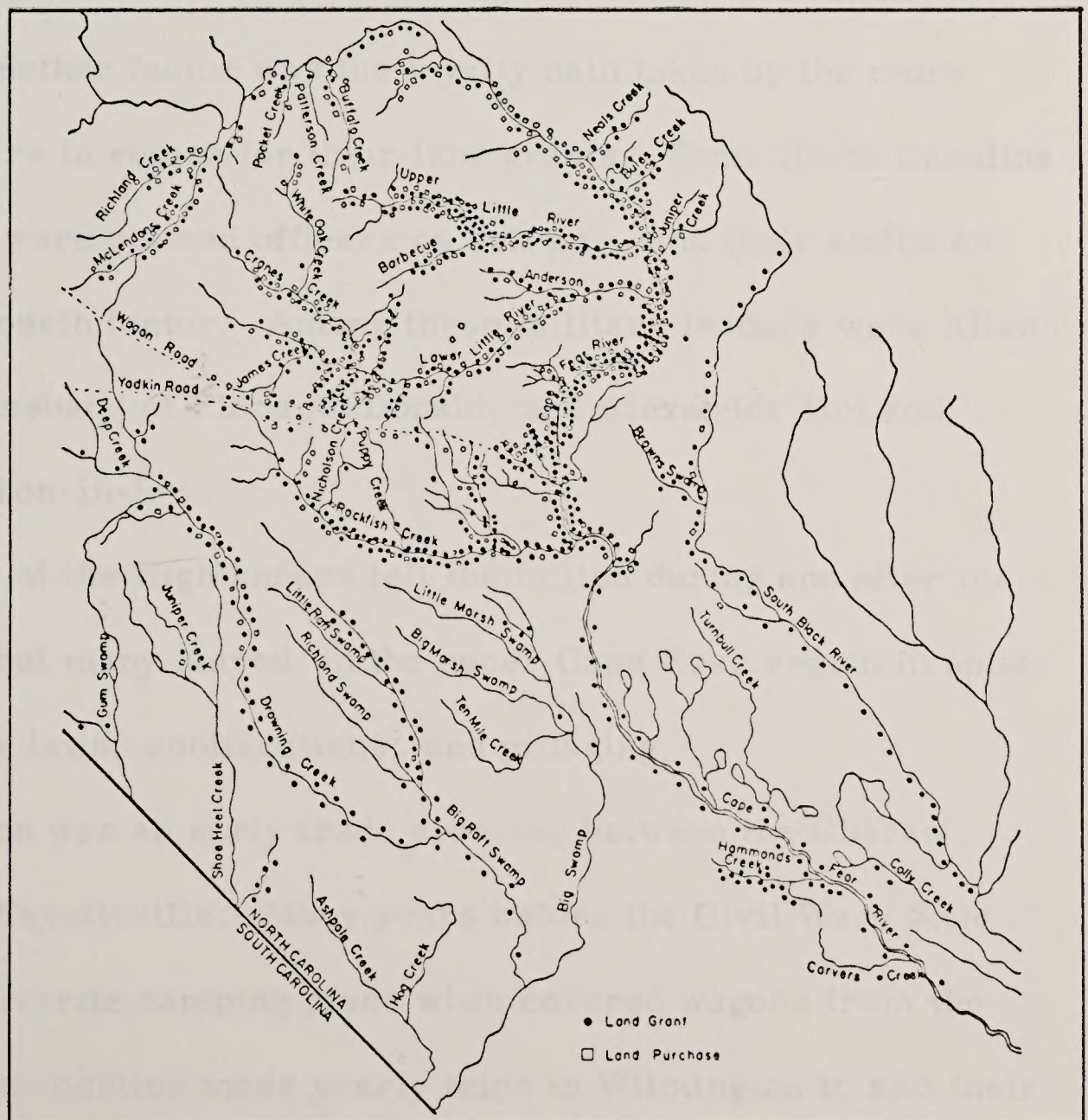
Maxton and Robeson County have three lines of heritage--the Indians, the immigrants from Europe and the blacks who were brought as slaves. The Lumbee Indians of the area have a unique status due to their unusual origin. Although the Lumbee Indians have been important in the regional history, the predominant culture in Maxton has been that of the white immigrants.

The region was settled in the eighteenth century by several waves of immigrants from the lower Cape Fear region. By 1730, Wilmington was established as a port of entry for immigrants; and they followed the Cape Fear and its tributaries in making their settlements. As land along the Cape Fear became occupied, new counties were established and settlers moved overland to areas along Drowning Creek (Lumber River), Shoe Heel Creek and farther west into Anson County.

The immigrants were mostly Highland Scots attracted by tales of plenty and fleeing from the political unrest and poverty in their homeland. The early settlers established small land holdings; their financial status and the official policies of the time prevented the establishment of the large plantations found in Virginia and South Carolina. The settlers established a subsistence economy that was essentially self-sufficient. The settlers brought their Presbyterian background with them and gradually established churches throughout the area. The parent settlements were the port of Wilmington, Fayetteville and Lumberton, with the few trade items flowing through these towns.



MAP 1. HOW NORTH CAROLINA WAS SETTLED
From North Carolina History by D. J. Whitener, 1959



MAP 2. LAND GRANTS AND PURCHASES SECURED BY
HIGHLANDERS, 1733-1775
From The Highland Scots of North Carolina by Duane Meyer

The Highland Scots played a mixed role in the Revolution.

Although they had come to America partially because of persecution by the English, the Scots were sympathetic to the crown due to several factors. The British in the eighteenth century were successful in pacifying former enemies with two examples being the French Canadians and the Scottish Highlanders. The British had effected a conciliation with the Scottish Highlanders by the 1770's and many supported the crown and responded for military duty when the American Revolution developed. The settlers also feared reprisal because most were familiar with the aftermath of an unsuccessful revolution in Scotland. Another factor was the loyalty oath taken by the more recent settlers in return for their land grants. Some North Carolina Highlanders were retired officers on half pay, and their status as such was a fourth factor. Among these military leaders were Allan McDonald, husband of Flora McDonald, and Alexander McLeod, McDonald's son-in-law.

Many of the Highlanders left the region during and after the Revolution, but many stayed in the upper Cape Fear region in spite of retaliatory laws, confiscations, and pillaging.

Maxton was an early trade crossing between the Cheraw district and Fayetteville. Many years before the Civil War, Shoe Heel was a favorite camping place when covered wagons from the more western counties made yearly trips to Wilmington to sell their

wares and to buy supplies. The early settlers had been scattered on remote farms but gradually a trade center developed as outside trade increased. In time the more primitive subsistence economy expanded and, by the time of the Civil War, was replaced by a plantation economy based on slavery. Following the invention of the cotton gin, cotton became the chief cash crop and a major factor in the Maxton economy.

Maxton was first incorporated in February 1874 as Shoe Heel, then changed to Tilden in 1877, and to Quehele in 1879, and back to Shoe Heel in 1881. The name was changed to the present name of Maxton in 1887.

Major development occurred in the Maxton area when the first railroad through the area was completed in 1874. Originally known as the Wilmington, Charlotte and Rutherfordton Railroad, the Central Carolina Railroad had been in use from Wilmington to Old Hundred (near Laurel Hill) during the Civil War. The line was completed through Maxton when it was extended on to Charlotte. The location of the railroad through Maxton determined that Maxton would develop as the area's trade center rather than Floral College, the older established settlement just north of Maxton on the other side of the Lumber River. The completion of the Cape Fear and Yadkin Valley Railroad through Lumber Bridge, Shannon, Red Springs and Shoe Heel in 1884 further strengthened Maxton's position as a trade center. In 1891, the Atlantic

Coast Line completed its line through Maxton linking Fayetteville and Florence. Thus Maxton's economy was reinforced by the intersection of the two major rail lines.

The cotton culture continued and Maxton flourished until a cotton crisis ended the boom about 1918. Although the area economy recovered from that crisis, the competition of the southwest cotton growing states diminished the importance of one of Maxton's major industries. The Depression also dealt a severe blow to the area's economy and the region's cotton brokers did not recover after the Depression.

A booklet entitled "All About Robeson County" was published in September 1884, by order of the Board of County Commissioners for free distribution at the state exposition. Following is the description of Shoe Heel:

"Shoe Heel is next largest in size and importance to Lumberton. It is noted for its good health and fine society, situated in the midst of the most refined and cultivated society in the country, is a very desirable place of residence, while its fine back country trade, and the completion of the Cape Fear and Yadkin Valley Railroad to this point makes it the most desirable place either for business or residence in the county."

"Its population is about 500. Church and school privileges excellent. There are 14 stores and a steam grist mill. The lands about Shoe Heel are a dark sand loam on the surface and a clay sub soil, and are susceptible of a high state of cultivation, and are the most durable lands in the world to work."

Most of the built environment in the Maxton area was established between the incorporation of the town in 1874 and 1920. The population

has not changed drastically since 1910 and there has not been a great demand for expansion of the business district since the 1920's.

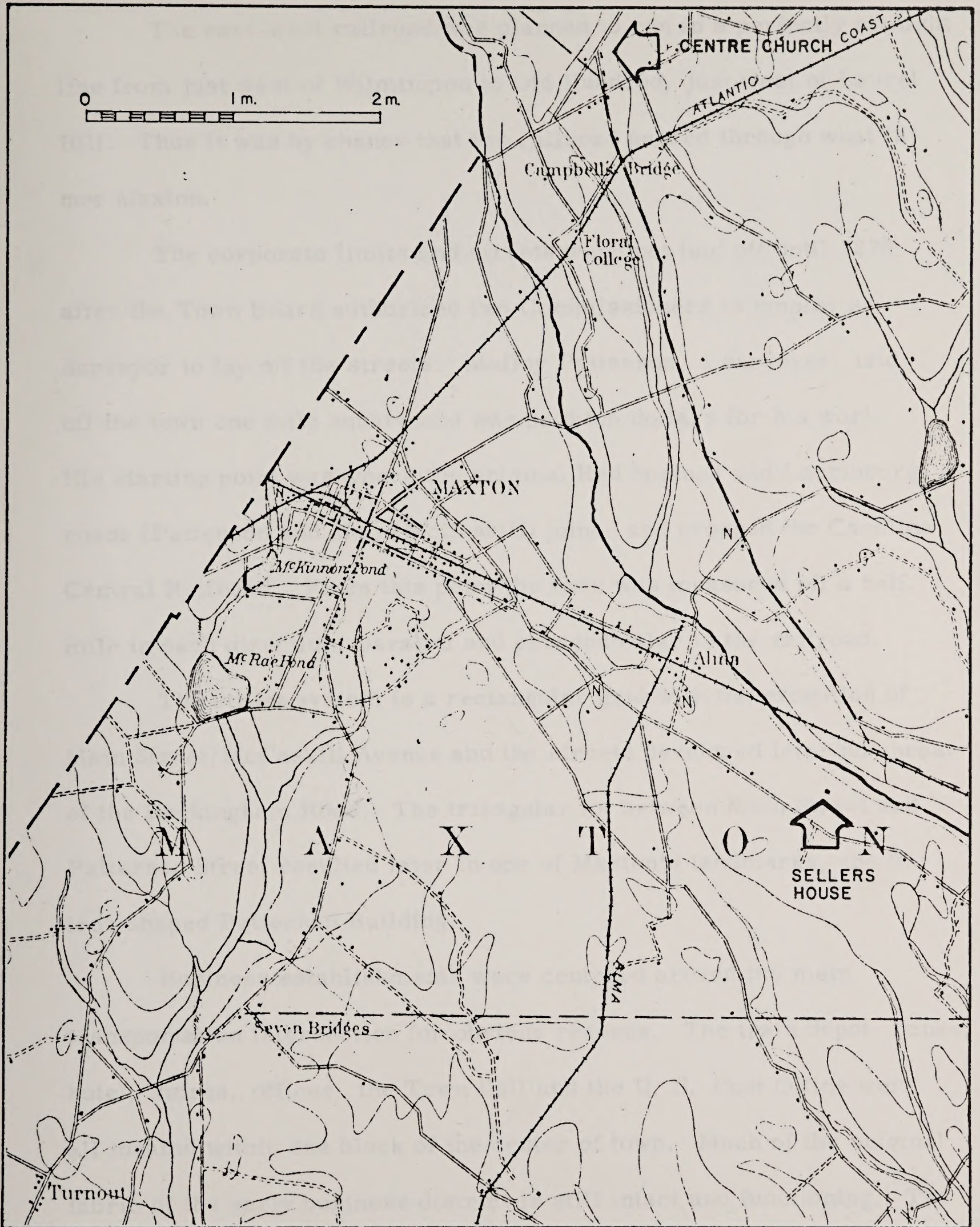
Education has played an important role in the area. Floral College was granted a charter in 1841 and flourished as a center of education for southern women until the Civil War. The college finally closed its doors in 1878, unable to overcome the destruction and changes of the Civil War. Part of the college is now used as the education building for Centre Presbyterian Church. Carolina College was established in Maxton by the Methodist Church and construction began in 1907. The school opened in 1912 under the leadership of Reverend S. E. Mercer. Carolina College was closed in 1926 by the Methodist Conference, and the Presbyterian Church negotiated to take possession of the campus to establish Presbyterian Junior College. Presbyterian Junior College flourished from 1926 to 1961 when it merged with Flora McDonald College to form St. Andrews Presbyterian College on a new campus in Laurinburg. Shortly thereafter, Colonel Leslie Blankinship negotiated for the property to establish a military preparatory school for boys. Carolina Military Academy was chartered and received its first students in 1962. Carolina Military Academy was forced to close in 1972 due to financial problems, and a tragic fire in 1973 destroyed Carolina Hall, the main building.

IV. THE BUILT ENVIRONMENT

BACKGROUND

The built environment within the town of Maxton is relatively recent compared to the early settlement of the region. The Henderson House, reputed to be the oldest house in Maxton, was probably built in 1870 when the land was purchased by Frank Henderson. Probably the earliest structure in the area is the Sellers House, about 2 1/2 miles east of Maxton, on the south bank of the Lumber River. The Price-Strother map of North Carolina, dated 1808, shows both McNeer east of present Maxton and Sellers just east of McNeer between the Lumberton Road and the Lumber River. The Sellers House and property has remained in family possession since before the Revolution. The other early structures in the area are those associated with Centre Church and Floral College, about three miles north of Maxton, on the north side of the Lumber River.

The form of Maxton was largely determined by the early means of transportation--the early roads connecting county seats, the trade routes, and later the railroads. The Rockingham-Lumberton Road passed through the Maxton area and is shown on the 1808 Price-Strother map. The Cheraw, South Carolina-Fayetteville route also passed through Maxton, crossing the Lumber River at "Campbells Bridge." The Rockingham-Lumberton Road is still known as Rockingham Road, the Cheraw-Fayetteville Road is probably the current Patterson Street.



MAP 3. SOIL SURVEY OF ROBESON COUNTY - 1908
(MAXTON AREA)

The east-west railroad was planned to run in a perfectly straight line from just west of Wilmington to Old Hundred, just west of Laurel Hill. Thus it was by chance that the railroad passed through what is now Maxton.

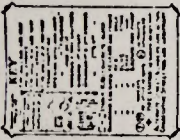
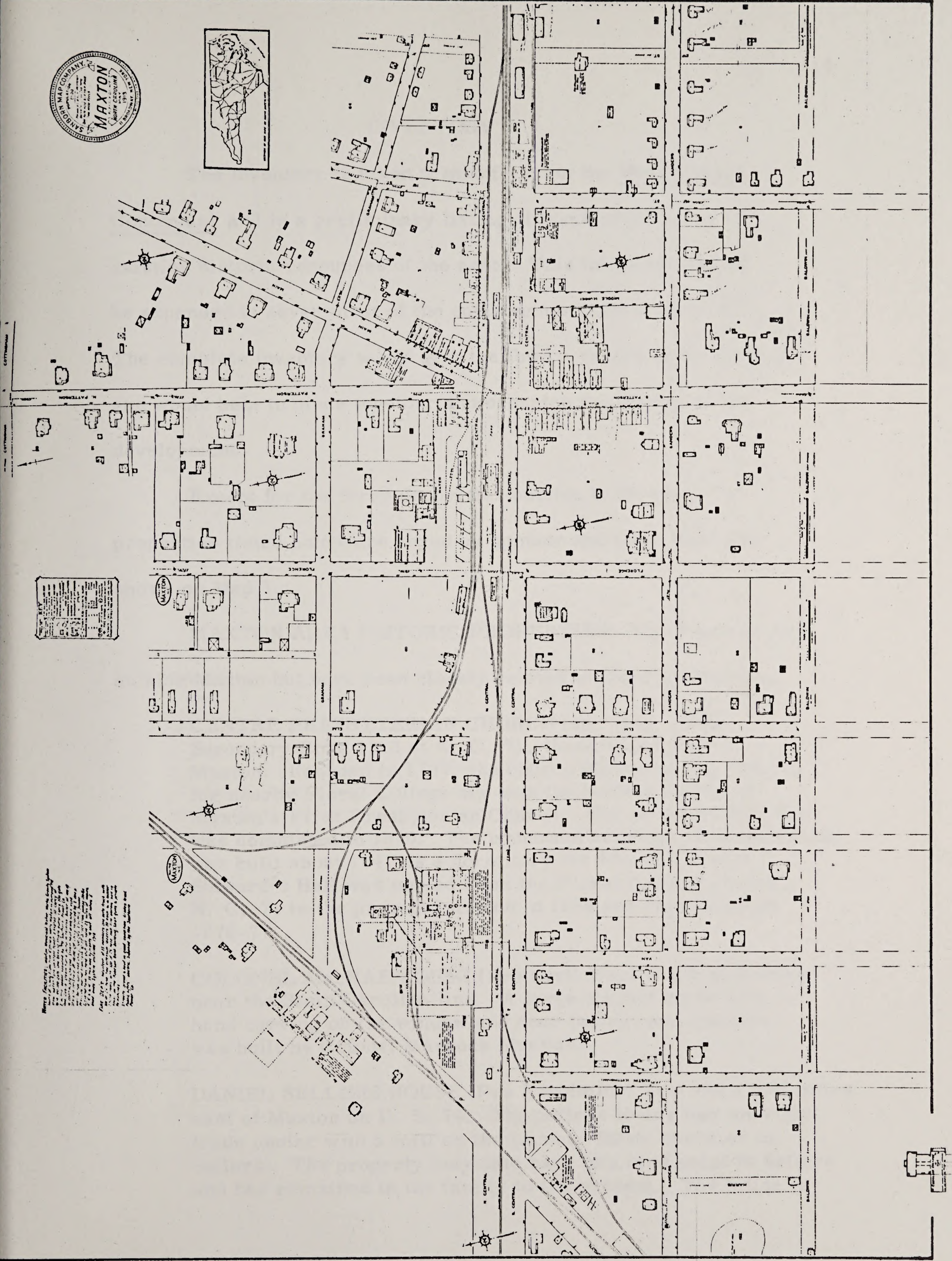
The corporate limits and streets were not laid off until 1876, after the Town Board authorized two Commissioners to employ a surveyor to lay off the streets. Malloy Patterson, a surveyor, laid off the town one mile square and was paid ten dollars for his work. His starting point was where the original Red Springs and Laurinburg roads (Patterson and Main/McCaskill) joined and crossed the Carolina Central Railroad. From this point the town was measured off a half mile in each direction, parallel and perpendicular to the railroad.

The street system is a rectangular grid with the exception of Main Street/McCaskill Avenue and the streets developed later northeast of the Rockingham Road. The triangular lot between Main Street and Patterson Street resulted later in one of Maxton's landmarks, the flat iron shaped Patterson Building.

Business establishments were centered around the main transportation intersection for obvious reasons. The train depot, banks, hotel, stores, offices, the Town Hall and the U. S. Post Office were all located within one block of the center of town. Much of the original fabric of the early business district is still intact and functioning. The major change since the 1920's has been the gradual spread of business

along Sanders Street replacing the original residences. Sanders Street remained a quiet residential street until U. S. 74 was relocated from Central Street to Sanders Street.

Most of Maxton's built environment dates from its major period of development, beginning in 1874 with the completion of the railroad and ending by 1920 following a cotton financial crisis. A large percentage of the structures shown on the Sanborn Map of 1919 are still in existence. This presents an unusual opportunity to the town to preserve its unique character.



Map of Maxton, North Carolina, showing the location of the town and the surrounding area. The map is oriented with North at the top. The town of Maxton is located in the center of the map, and the surrounding area is shown with streets and buildings. The map is a detailed street map of Maxton, North Carolina, showing the location of the town and the surrounding area. The map is oriented with North at the top. The town of Maxton is located in the center of the map, and the surrounding area is shown with streets and buildings. The map is a detailed street map of Maxton, North Carolina, showing the location of the town and the surrounding area. The map is oriented with North at the top. The town of Maxton is located in the center of the map, and the surrounding area is shown with streets and buildings.

INVENTORY

The inventory is taken primarily from the Maxton Area Centennial and is a preliminary listing of some of the many existing historic resources of the area. This inventory should be expanded to cover most of the environment built before 1920. The complete inventory would give the Town a record of its heritage and would help to piece together and organize the history of its development.

Except for the three properties outside of Maxton, the properties listed below are keyed by number and their locations shown on Map 5.

MAXTON AREA HISTORIC PROPERTIES: These are located outside Maxton but have been closely related to Maxton's history.

CENTRE PRESBYTERIAN CHURCH (ca. 1841, 1850)
Secondary Road 1313 at N. C. 71, three miles north of Maxton. Founded in 1797, the church served as the chapel for nearby Floral College and was the mother church of Maxton's First Presbyterian Church. The present sanctuary was completed in 1850. The education building, Steward's Hall, was built about 1841 as a dormitory for Floral College. Steward's Hall was moved from the Floral College site on N. C. 71 to the present location in 1966 and remodeled in 1976-77.

COLONEL MacRAE HOUSE (Pre Civil War) South of Maxton near the South Carolina line. A large elegant home with hand carving on the window and door facings and mantels was built by Colonel Murdock MacRae.

DANIEL SELLERS HOUSE (Pre Revolution) Two and a half miles east of Maxton on U. S. 74. The Sellers House was an early trade center with a mill on the Lumber River operated by Sellers. The property may date back to a land grant to Sellers and has remained in the family to the present. The house is

unoccupied and deteriorated. It is a one and one-half story frame house with a large fireplace and brick chimney at the east end. A small room off the porch was kept for overnight visitors.

MAXTON BUSINESSES: Most of the main business district, Patterson Street between Sanders and Graham, Main Street and Wilmington Street, predates 1920. Only three structures are included in this inventory although there are others which are worthy of recording and preserving. The business district is still intact enough to show the Town's atmosphere during its prime period. One early industrial example is included as a significant element in Maxton's past and present.

1. PATTERSON BUILDING (1911) Patterson Street at Main Street
Erected by J. A. Patterson to house the Bank of Robeson. The cupola and town clock were constructed with money raised from private subscriptions. The building is privately owned and houses a laundry. The town owns and maintains the clock.
2. J. W. CARTER BUILDING (c. 1900) Northwest corner Patterson and Wilmington. A two-story brick business block formerly housing three stores. Now occupied by Maxton Supply Company.
3. SEABOARD COAST LINE DEPOT (1913) Between Central and Wilmington. One-story brick structure with barrel tile roof.
4. ELBA MANUFACTURING COMPANY (c. 1907) Between Graham and SCL RR, west of McNair. Two-story brick industrial structure built to house vegetable oil and fertilizer processing. The plant was one of the largest in the U. S. when built. The site also includes a separate office building and a superintendent's dwelling.

MAXTON INSTITUTIONS: There are a number of institutions in Maxton whose properties are significant either through association with

the institutions in them or through events which took place in them.

5. McLEOD DORMITORY Austin Street. Two-story brick structure, the only remaining building on the original Carolina College campus. It has been unoccupied since 1977 when a fire damaged a portion of the attic and roof.
6. SHOE HEEL ACADEMY (Pre 1878) One of the early schools of the area, the frame school building was converted into a residence when the academy closed and the first graded school of Maxton opened in 1902. The front of the present house was added to the original academy building.
7. GILBERT PATTERSON MEMORIAL LIBRARY (c. 1885) Southwest corner Graham and Florence. The frame building, originally located on North Patterson behind the Carter Building, was moved to the present site in 1972. The building had at one time housed a restaurant owned and run by a black man named Dick McEachin. The building was later used as a warehouse. It was also used as a post office and a plumbing shop and was last used as a law office by Mr. Patterson until his death in 1922. The library was opened in the building in 1937.
8. SAINT PAUL'S UNITED METHODIST CHURCH (1906-07) Northeast corner Sanders Street and Florence Street. G. A. Nicholson & Son, Builder.
9. FIRST PRESBYTERIAN CHURCH (1906) Northwest corner Patterson and Graham. Founded in 1878, the present structure replaced the original wood structure completed in 1880. The interior of the sanctuary has recently been extensively remodeled.

MAXTON RESIDENCES: The Town has a number of residences, most well maintained and many unaltered, dating from the prime period of Maxton's development from the 1880's to the 1920's. In addition to the specific houses listed here, the residential areas shown on Map 5 should also be considered historic resources. These are attractive tree lined streets with most of the houses predating 1925. The atmosphere of these areas as well as the individual houses are worthy of preservation as viable residential neighborhoods.

10. ROBERT LEE McLEOD HOME (1908) Northeast corner of Graham and Florence. A large, elegant two-story frame home with Ionic columned porch.
11. A. J. "SANDY" McKINNON HOME (1910-11) Northwest corner Graham and Florence. A large two-story frame house with intricately carved trim on the frieze and the portico balcony. Interior is largely still intact.
12. CLARKIE BELLE WILLIAMS HOUSE (c. 1888) Southeast corner Central and Elm. This large two-story frame house with classic and victorian details on the exterior was built for Clarkie Belle and Lacy Williams. Clarkie Belle was the daughter of Walter S. McNair an early merchant, farmer, and turpentine manufacturer in Maxton.

The exterior of the house is in good condition with few alteration. The interior has been extensively remodeled although the dining room is still intact.
13. McQUEEN HOUSE Southeast corner Central and McNair. This was the McQueen family home where the Medlin twins, Angus and Gilbert, were born and raised.
14. T. O. EVANS HOUSE (c. 1889) 114 Elm Street. A rambling one-story frame victorian house with many interesting details built by T. O. Evans. The exterior is intact as is most of the interior.
15. SPAULDING HOUSE (c. 1894) 413 West Sanders Street. The first brick house constructed in Maxton. A two-story house with brick quoins and dentil work, built by Mr. Holland who owned and operated a brick kiln on the edge of Maxton.
16. J. T. POOLE HOUSE (1893) 429 West Sanders Street. The back part of this house was built out of the old "Barroom." The wood gingerbread porch bannisters and trim have been replaced with wrought iron.
17. JOHN B. McCALLUM HOUSE (Pre 1893) 500 West Sanders Street. Henry H. McCallum bought the property and moved his family in from their farm on the South Carolina line. The two-story frame house has been altered by the joining of the side and front porches and addition of dormer windows. The double tiered mantels are trimmed in "dart and egg" design and glazed tiles complete the fireplaces. The smoke house and part of the servants' house still stand.

18. ANGUS H. CURRIE HOME (c. 1896) South Patterson Street. The large two-story frame victorian style house was built by a black man known as "Uncle Joe Hooper." It took Uncle Joe about two years to complete the house. The lumber was sawn in Currie mill in the country.

Angus H. Currie had a gin and a mercantile business.

19. PLEASANT HENDERSON BURNS HOUSE (c. 1880) 305 South Patterson Street. One-story frame house built by Pleasant Henderson (Hence) Burns when he came to Maxton from Randolph County about 1880.
20. ANGUS CURRIE McKINNON HOUSE (1895) 358 North Patterson Street. Built by Angus Currie McKinnon for his bride-to-be Miss Addie Burns. Mr. McKinnon was a merchant and farmer. The house is a two-story frame victorian style structure.
21. J. C. McCASKILL HOME 323 McCaskill. Home of John C. McCaskill, pioneer merchant of the early period of Maxton.
22. HENDERSON HOUSE (c. 1870) 345 McCaskill Avenue. This small frame house is reputed to be the oldest house in Maxton. The land was purchased in 1870 by Frank Henderson in 1870. Decendents of his son Walter claim he was born in that house March 19, 1870.

The Henderson House is a modified "salt box," with four rooms on the first floor, two on the second with a large attic under the sloping roof. Two fireplaces, on either side of the house, provided the heat. Originally a breezeway separated the dining room from the kitchen and stairs to the second floor were there. The front porch has been altered by replacement of the original posts with wrought iron posts and railings.

23. COTTINGHAM HOUSE (1905) 375 McCaskill Avenue. The large frame house was built by A. J. Cottingham, an early Maxton merchant. A large two-level porch extends across the front of the house. A source of curiosity to visitors has always been the double stairway by which one can come and go without being seen.
24. GILBERT B. SELLERS HOUSE (1896-97) Southwest corner McCaskill and Cottingham. This two-story frame house was built by Gilbert Sellers when he moved to town from the original Sellers home east of Maxton.

25. B. W. PHILLIPS HOUSE (c. 1900) 405 McCaskill Avenue. The large two-story frame house has a two-story columned portico at the front entrance with a one-story porch wrapping around the front and sides, passing under the portico. The house has largely been restored to its original condition by the present owners. The interior features inlaid hardwood floors, beveled glass in windows, doors and cabinets, and eight original tile and marble fireplaces with decorative mantels.

The cooks or servants quarters still stands at the rear of the house (321 Cottingham Street).

26. B. W. PHILLIPS HOUSE (Pre 1900) 415 McCaskill Avenue. This one-story frame house originally stood at the northeast corner of McCaskill and Cottingham and was moved to the present location by Phillips to make room for his new larger house. The family is reputed to have dined in the house while the house was being moved and not a drop was spilled.

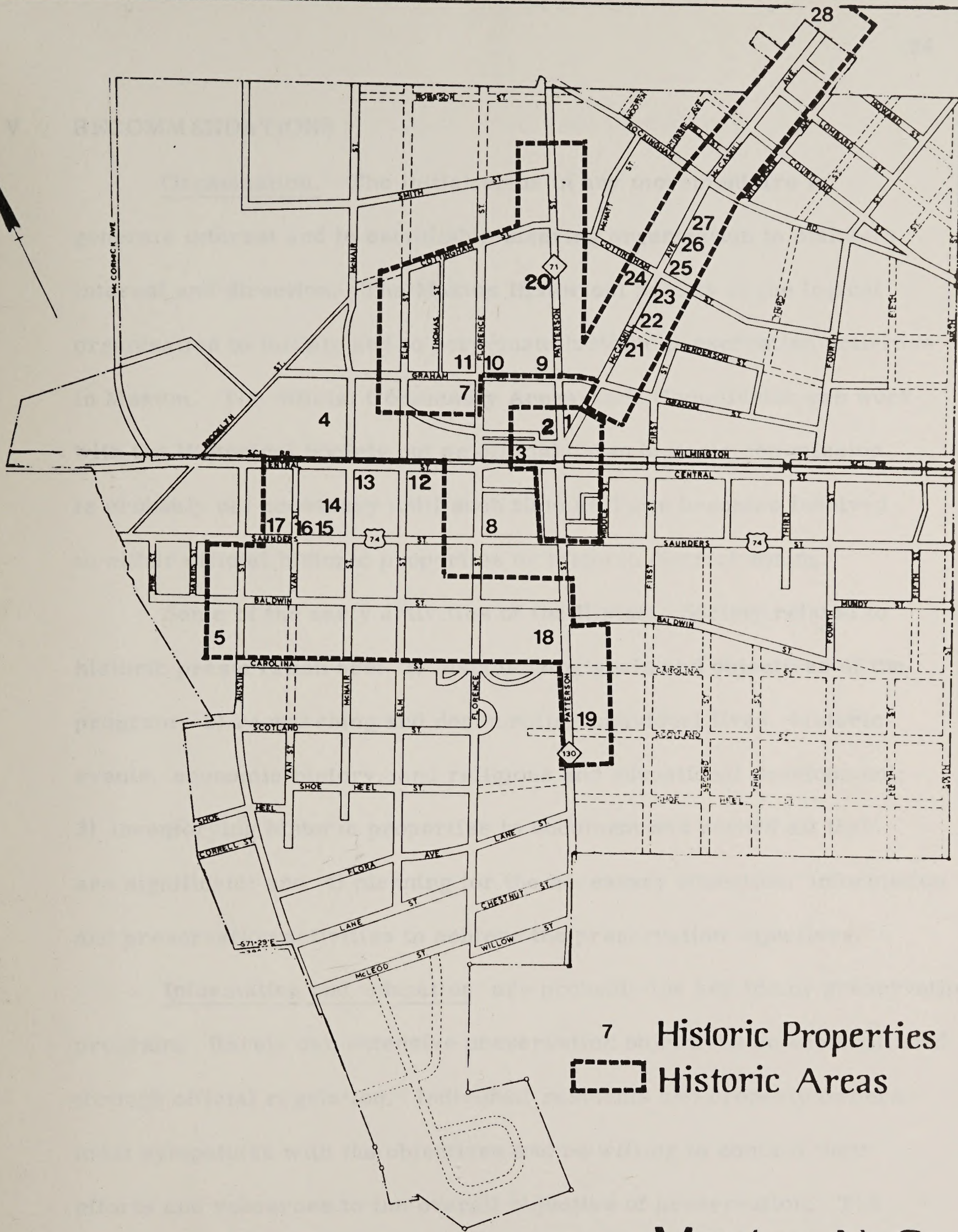
27. BLAKE/McLEAN HOUSE (1880's, 1889, c. 1900) 431 McCaskill Avenue. The original house was purchased by B. F. McLean in 1889 from J. S. Blake. The house was quite small and two rooms were added before the family moved in. About 1900 the two-story front part was built.

29. L. B. MARTIN HOUSE (1919) McCaskill Avenue North. An "Aladin House," the first pre-cut house in Maxton. Currently unoccupied.

Historic Properties

Historic Areas

Maxton, N.C.



7 Historic Properties
[Dashed Box] Historic Areas

Maxton, N. C.

0 1000' 2000'

V. RECOMMENDATIONS

Organization. The initial steps in any movement are to generate interest and to establish a steering organization to maintain interest and direction. The Maxton Historical Society is the logical organization to initiate and to perpetuate historic preservation activities in Maxton. The official Community Appearance Commission can work with the Historical Society but an official Town historic commission is probably not necessary until such time as Town becomes involved in either official historic properties or historic district zoning.

Some of the early activities of the Historic Society related to historic preservation are: 1) establishing goals and objectives of the program; 2) researching and documenting individual lives, historic events, economic history, and religious and educational development; 3) inventorying historic properties to document and record all that are significant; and 4) planning for the necessary education, information and preservation activities to achieve the preservation objectives.

Information and education are probably the key to any preservation program. Rarely can extensive preservation objectives be accomplished through official regulation. Individual residents and property owners must sympathize with the objectives and be willing to commit their efforts and resources to the overall objective of preservation. The Centennial celebration was successful because of extensive publicity, and, in turn, the celebration was a substantial education program.

Specific areas of education for historic preservation are:

1. Local history
2. History of significant individuals and families
3. Architectural design of the period
4. Practical information on restoration and preservation of historic structures
5. The neighborhood environment
6. Financial aspects of preservation
7. Legal aspects of preservation

These education activities can take place in special meetings, routine club and neighborhood meetings, school classes, newspapers, radio programs, and flyers or bulletins put out either by the Society or the Town.

Recognition. One means of generating interest and commitment from property owners is to give some physical recognition to the owner of each historic property. A plaque or small sign could be designed and given to each property owner to be prominently displayed showing that the property is an important part of Maxton's heritage. The plaques would also educate those who see them to the fact that the properties are a valuable community asset. Even though such plaques would have no official or legal status, they could play a vital role in preserving Maxton's heritage. Some guidelines should be established, however, for the award of even such an unofficial recognition.

As the preservation program develops, the Society may wish to nominate some properties to be included in the National Register of Historic Places (see Preservation Tools). Such registration would give a property national recognition as well as protection and certain tax advantages. Eventually, the Town may also want to develop a local registry program to officially recognize historic properties which may not be significant nationally but are important locally. A local registry, approved by the State, also has certain tax advantages under the 1976 Tax Reform Act.

Neighborhood preservation will be an important key to the success of a comprehensive historic preservation program in Maxton. Most individual properties are not significant enough to be preserved as solitary structures for museums or other special purposes. To be successful, whole areas or neighborhoods must be preserved and maintained as viable and economically sound areas. Some adaptive uses may be necessary, but Maxton is fortunate that so much of its early development is still sound and functioning.

The business district could be considered as one preservation district with the sound structures being renovated and restored to their period condition. Many improvements are necessary in the business district to make it competitive with newer shopping centers, but preservation of the appearance and character of the turn-of-the-century would give the business district an asset that no shopping center could

match. Individual businessmen should be given technical assistance in restoring their store fronts where feasible. Where new buildings or extensive renovation is necessary, the designs should be compatible with the earlier commercial character of Maxton. Street lighting, benches, and planting could eventually be planned to restore the turn-of-the-century atmosphere to Patterson Street.

Residential areas worthy of neighborhood preservation are also shown on Map 5. Organizations within each area might be established in the future to provide encouragement and coordination within each area. The neighborhood organizations could also advise the Town on official policies such as signs, street lights, paving, street trees and zoning as they relate to the neighborhoods. Eventually, the Town may want to consider Historic District Zoning, but, without a lot of support already developed for such regulation, special zoning would be of little benefit. It is more likely that neighborhood conservation efforts could develop into locally recognized official Historic Districts, similar to the recognition provided by the National Register for broad areas of historic value.*

Individual preservation projects which should be pursued by the Maxton Historic Society include:

1. Nomination of Patterson Building to National Register and

* For a complete "how-to" manual on Historic Properties Commissions see Historic Properties Commissions: A Manual of Practice, by Dan L. Morrill, available from N. C. Division of Archives and History.

planning for the preservation of the structure until a more permanent appropriate use can be found for it.

2. Recording and documenting the Sellers House. This property is probably too deteriorated to be feasible to restore.

3. Nomination of Steward's Hall and Centre Presbyterian Church to National Register.

4. Restoration of Henderson House either for a residence or a local museum and civic building.

5. Adaption of the railroad depot for some civic use.

6. Adaptive use of the McLeod Dormitory, perhaps as federally assisted housing for the elderly.

APPENDIX

NOTATION OF METEORIC AND COMET LEGISLATION

These laws were enacted in 1901 and 1902 by the Congress of the United States, and are now in force. They relate to the collection and preservation of meteoric and cometary material, and to the establishment of a national observatory for the purpose of observing and recording the positions of comets and meteoric showers.

Section 1. Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Interior be and he do cause to be prepared and printed, and the same to be distributed to the several States, Territories, and Possessions, a circular letter, in which he shall inform them of the provisions of this Act, and request them to cause to be collected and preserved, for the use of the National Observatory, all meteoric and cometary material which may be found within their respective jurisdictions, and to cause to be recorded and reported to the Secretary of the Interior, in accordance with the provisions of this Act, all observations of comets and meteoric showers which may be made within their respective jurisdictions.

Section 2. That the Secretary of the Interior be and he do cause to be prepared and printed, and the same to be distributed to the several States, Territories, and Possessions, a circular letter, in which he shall inform them of the provisions of this Act, and request them to cause to be collected and preserved, for the use of the National Observatory, all meteoric and cometary material which may be found within their respective jurisdictions, and to cause to be recorded and reported to the Secretary of the Interior, in accordance with the provisions of this Act, all observations of comets and meteoric showers which may be made within their respective jurisdictions.

A. TOOLS FOR PRESERVATION

SUMMARY OF HISTORIC ZONING LEGISLATION

North Carolina enabling legislation of 1971 set up the following mechanisms for providing local recognition and protection for individual historic landmarks or for groups of historically significant structures.

G. S. 160A-399.1-400. HISTORIC PROPERTIES COMMISSION. City and county governments may individually or jointly appoint historic properties commissions. After following required procedures which include review by the Department of Cultural Resources and a public hearing, the commission may designate structures, sites, areas or objects as "historic properties," in recognition of their historic or architectural significance. Such properties will be identified by historic plaques, and may not be substantially altered or demolished without observing a required waiting period of 90 days following written notice to the commission. The waiting period can be shortened at the discretion of the commission. The commission is also empowered to purchase, develop, operate, and resell historic properties.

G. S. 160A-395-398. HISTORIC DISTRICT COMMISSIONS. City and county governments may individually or jointly appoint historic district commissions. After following required procedures which include investigation by the local planning board, review by the Department of Cultural Resources, and a public hearing, the commission may designate historic districts within their jurisdiction. Following the establishment of an historic district, no exterior portion of any structure within the district may be altered without approval by the commission. An historic district may retain the zoning uses permitted before designation, or it may be rezoned to permit only those uses which existed during the historical period sought to be preserved or restored.

STATE AND FEDERAL PROGRAMS

The National Register of Historic Places, as authorized by the Historic Preservation Act of 1966, is the primary inventory of the nation's historic resources. Included on the Register are buildings, structures, objects, sites, or districts which are considered worthy of preservation for their historic value. North Carolina nominations to the Register are prepared by the staff of the Survey and Planning Branch, Division of Archives and History, and are officially submitted by the State Historic Preservation Officer to the National Register, National Park Service, Washington, D. C. Federal review of nominations generally takes three to six months. If a nominated property is approved, it is entered on the Register.

Listing on the Register has three primary benefits:

1. It identifies a property as having special historical significance;
2. It provides a measure of protection from potentially destructive effects of state or federally funded projects; (according to state and federal requirements, a project receiving public funds must undergo special review procedures if it is considered potentially damaging to a National Register property; review does not always insure that a historic property will be saved, but in many cases this does occur);
3. It establishes a property's eligibility for matching grants from the National Park Service for preservation and rehabilitation; (application for NPS grants can be made by private citizens, local governments, and non-profit organizations. National Register property owners intending to repair, restore, or stabilize their property may contact the State Historic Preservation Officer for information about the grants program).

Listing on the National Register has no effect on what a private owner can do with his or her property, nor does it have any effect upon the tax evaluation of the property.

PRESERVATION INFORMATION SOURCES

1 North Carolina Division of Archives and History 109 East Jones Street, Raleigh, North Carolina 27611

Dr. Larry E. Tise, Director, State Historic Preservation Officer (919) 733-7305, Room 305

Mr. John W. Kinney, Jr., AIA, Consulting Architect (919) 733-7862, Room 308

Mr. Brent Glass, Deputy State Historic Preservation Officer

Ms. Langdon Edmunds, Environmental Review Coordinator

Ms. Janet Seapker, Grants Administrator

Ms. Catherine Bishir, Chief, Survey and Planning Branch

Mr. A. L. Honeycutt, Chief, Restoration and Preservation Services Branch
(919) 733-4763, Room 214

Ms. Jacque Fehon, Chief, Archeology Branch (919) 733-7342, Room 214

Suggested Publications:

Preservation Tools and Programs - An outline of federal and state laws, programs, tax incentives and funding with a bibliography and glossary.

Requirements for Preparation of Measured Drawings - Used for grants recipients, includes state requirements and the HABS field instructions.

Suggested Procedures for Masonry Restoration - Used as an outline specification for grants projects.

Suggested Procedures for New Masonry - Used with grant projects involving masonry reconstruction.

Environmental Assessments of Historical and Archeological Resources - Review policies of the State Historic Preservation Officer.

2 Office of Archeology and Historic Preservation Heritage Conservation and Recreation Service United States Department of the Interior Washington, DC 20240

Tax Reform Act (202) 523-5891

Technical Preservation Services

National Register (202) 523-5483

(202) 523-5477

Suggested Publications:

The Secretary of the Interior's Standards for Rehabilitation - Also available from the Division of Archives and History as HUD document HUD-465-F.

A Selected Bibliography on Adaptive Use of Historic Buildings

Cyclical Maintenance for Historic Buildings

11593 - Department of the Interior Preservation Newsletter - October 1977 Supplements
(Vol. 2 No. 5) Discuss rehabilitation.

Preservation Briefs

No. 1 "The Cleaning and Waterproof Coating of Masonry Buildings"

No. 2 "Repointing Mortar Joints in Historic Brick Buildings"

3 Association for Preservation Technology P. O. Box 2487, Station O Ottawa, Ontario K1P 5W6 Canada (613) 745-0551

Norman R. Weiss, Chairman for Technical Studies and Research

29 East Main Street, Rocks Village

East Haver Hill, Massachusetts 01830 (617) 374-4421

Hugh C. Miller, AIA, Chairman for Publications, AIA Liaison

5619 Southampton

Springfield, Virginia 22151 (202) 343-3454

Publications:

Communique - Newsletter includes jobs, courses, calendars and bibliographies.

Bulletin - A quarterly collection of technical papers on preservation technology.

4 National Trust for Historic Preservation
740-748 Jackson Place, NW
Washington, DC 20006

Suggested Publications:

The Preservation News - Monthly to members of special interest in the November 1977 supplement, "Preservation and the Tax Reform Act of 1976".

Historic Preservation Quarterly - Quarterly to members.

Preservation and Building Codes - Papers from the preservation and building codes conference, May 1974.

Built to Last - A Handbook on Recycling Old Buildings

Economic Benefits of Preserving Old Buildings

5 Old House Journal
199 Berkely Place
Brooklyn, New York 11217 (212) 636-4514

Publications:

Old House Journal - Monthly collection of articles and advertising

Old-House Emporium - Classified ads for products and services.

Catalog - Buyers guide to products and services.

6 Advisory Council on Historic Preservation
1522 K Street, NW Suite 430
Washington, DC 20005 (202) 254-3967

Suggested Publications:

Adaptive Use: A Survey of Construction Costs

7 Preservation League of New York State
13 Northern Boulevard
Albany, New York 12210

Suggested Publications:

Reprint Series - Reprints of articles from other sources.

Resource Series - Bibliographies and catalogs.

Technical Series - Practical information on rehabilitation and other aspects of preservation. Includes "A Practical Guide to Storefront Rehabilitation".

8 Society for Industrial Archeology
Room 5020, National Museum of History and Technology
Smithsonian Institution, Washington, DC 20560

Suggested Publications:

Newsletter - Articles, book reviews and bibliographies involving historic engineering and industrial structures.

9 Miscellaneous Publications

Technology and Conservation Magazine

One Emerson Place

Boston, Massachusetts 02114 Susan E. Schor, Editor

Calendars, technical articles, bibliographies and news relating to conservation of buildings and artifacts, ESP. Vol. 2, No. 4 on Photodocumentation (pp. 14 and 15).

Historic Preservation - Volume 1, Frederick L. Rath, Editor

American Association for State and Local History, Publications

1400 Eighth Avenue, S

Nashville, Tennessee 37203

A comprehensive bibliography of reference materials in preservation law, technology, urban planning and research.

C. BIBLIOGRAPHY - LOCAL HISTORY

CAMP, CORDELIA, The Influence of Geography Upon Early North Carolina. Raleigh: N. C. Dept. of Archives and History, 1963.

COLLINS, DOROTHY, Carolina Echoes: A History of Carolina College, 1912-1926. Maxton: Carolina Military Academy, 1970.

HEARN, W. EDWARD, ASSISTED BY MacNIDER, G. M. and J. E. TURLINGTON, Soil Survey of Robeson County. Washington, D. C.: U. S. Government Printing Office, 1909.

LAWRENCE, ROBERT C., The State Robeson. New York: Little & Ives, 1939.

MAXTON AREA CENTENNIAL, INC., Maxton, North Carolina, 1874-1974. Maxton: 1974.

McLEAN, ANGUS W. AND OTHERS, Lumber River Scots and Their Descendents. Richmond, Virginia: William Byrd Press, 1942.

MEYER, DUANE, The Highland Scots of North Carolina. Raleigh: Carolina Charter Tercentenary Commission, 1963.

MUSSELWHITE, EUGENE McM., The "Iron Horse" Comes to Robeson, County of the "Rip Van Winkle State". Lumberton: 1968.

ROBINSON, BLACKWELL P. (ed.), The North Carolina Guide. Chapel Hill: University of North Carolina Press, 1955.

SWAIM, DOUG (ed.), Carolina Dwelling. Raleigh: The Student Publication of the School of Design, Volume 26, N. C. State University, 1978.

WILDER, LEE (ed.), A Lonesome Place Against the Sky. Raleigh: N. C. Dept. of Archives and History, 1971.

D. ENVIRONMENT ASSESSMENT STATEMENT

1. ABSTRACT: The study surveys the history of the area, lists historic sites and structures, and proposes activities to enhance the preservation of locally significant historic sites and districts.

2. IMPACT: The proposed plans would have a beneficial impact on the local community through preservation of its historic and cultural resources and the maintenance and improvement of both residential neighborhoods and the business district.

3. ADVERSE IMPACT: No adverse impact is anticipated should the plans be carried out.

4. ALTERNATIVES: The alternative to the adoption and implementation of the plan for historic preservation is to not take any positive action and let the survival and maintenance of the community's historic resources depend on the natural course of events.

5. IMPACT ON LONG-TERM MAINTENANCE AND ENHANCEMENT OF HISTORIC PROPERTIES: The first impact of the plan is to record the historic properties. Second, the plan will aid in making the community aware of their historic resources. Third, adoption and implementation of the plans will encourage the preservation of both individual properties and the general character and environment in which the properties are located. The overall program will provide for the long-term preservation of historic properties through a continuing program of legal regulations and private incentive.

6. APPLICABLE FEDERAL, STATE, AND LOCAL CONTROLS:

Federal - National Historic Preservation Act of 1966
(National Register of Historic Places)

- Archeological and Historic Preservation Act of 1974
- Department of Transportation Act of 1966
- Tax Reform Act of 1976 (Section 2124. Tax Incentives to Encourage the Preservation of Historic Structures)
- Tax Reduction and Simplification Act of 1977 (Section 309. Revision of Scenic Easement time period and extension of general effective date of Section 2124 of 1977 Act)

State - G.S. 160A-399.1-400: Historic Properties Commission enabling legislation

- G. S. 160A-395-398: Historic District Commission enabling legislation
- G. S. 160A-381-392: Zoning enabling legislation
- G. S. 160A-451: Community Appearance Commission enabling legislation

Maxton - Zoning Ordinance, adopted 1970

- Minimum Housing Ordinance

APPENDIX B: FEDERAL, STATE, AND LOCAL COURTESY

1. Federal - National Historic Preservation Act of 1966
2. National Historic Preservation Act of 1966

3. Antiquities Act of 1906
4. 16 U.S.C. § 431

5. Department of the Interior Act of 1982

6. The National Historic Preservation Act of 1966, 16 U.S.C. § 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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